

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 92				
% of Funds Committed	98.75 %	96.14 %	26	96.45 %	65	68	
% of Funds Disbursed	85.02 %	88.33 %	52	87.93 %	28	27	
Leveraging Ratio for Rental Activities	3.23	5.75	53	4.73	44	38	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	77.35 %	1	83.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	100.00 %	70.06 %	1	70.15 %	99	100	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	54.05 %	78.42 %	82	80.67 %	8	6	
% of 0-30% AMI Renters to All Renters***	8.11 %	39.86 %	81	45.30 %	3	3	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	97.97 %	92.91 %	49	95.32 %	39	41	
Overall Ranking:			In State:	39 / 92	Nationally:	47 44	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$25,089	\$34,639		\$26,635	148 Units	90.80 %	
Homebuyer Unit	\$0	\$20,710		\$14,938	0 Units	0.00 %	
Homeowner-Rehab Unit	\$15,920	\$27,349		\$20,675	15 Units	9.20 %	
TBRA Unit	\$0	\$2,736		\$3,216	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Monterey Park CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$106,234	\$0	\$17,243
State:*	\$134,233	\$113,853	\$28,349
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.09

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	1.4	0.0	13.3	0.0	Single/Non-Elderly:	8.3	0.0	13.3	0.0
Black/African American:	0.0	0.0	0.0	0.0	Elderly:	89.0	0.0	60.0	0.0
Asian:	53.8	0.0	20.0	0.0	Related/Single Parent:	0.7	0.0	13.3	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	1.4	0.0	6.7	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.7	0.0	6.7	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	41.4	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	3.4	0.0	66.7	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	80.7	0.0	40.0	0.0	Section 8:	0.0	0.0 [#]		
2 Persons:	15.9	0.0	33.3	0.0	HOME TBRA:	0.0			
3 Persons:	1.4	0.0	6.7	0.0	Other:	37.2			
4 Persons:	0.7	0.0	20.0	0.0	No Assistance:	62.8			
5 Persons:	0.7	0.0	0.0	0.0					
6 Persons:	0.7	0.0	0.0	0.0					
7 Persons:	0.0	0.0	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			75	

* The State average includes all local and the State PJs within that state

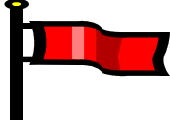
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Monterey Park State: CA Group Rank: 47
 (Percentile)
 State Rank: 39 / 92 PJs Overall Rank: 44
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	100	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	54.05	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	97.97	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	2.07	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

